149.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,800 / 679,800
					USE VALUE:	679,800 / 679,800
					ASSESSED:	679,800 / 679,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELORME BRITTANY L
Owner 2:	
Owner 3:	
Street 1:	96 SCHOOL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOOD ROSEMARY/ASHMAN GEOFFREY -
Owner 2:	TRS/ 96 SCHOOL ST REALTY TRUST -
Street 1:	25 MAYBROOK AVE
Twn/City:	MANCHESTER
St/Prov:	NH Cntry:
Postal:	03102

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Vinyl Exterior and 2270 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	257,600	3,000	419,200	679,800
Total Card	0.137	257,600	3,000	419,200	679,800
Total Parcel	0.137	257,600	3,000	419,200	679,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.47 /Parcel: 299.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98209

GIS Ref

GIS Ref

Insp Date 04/18/18

!11654!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	257,600	3000	5,962.	419,200	679,800		Year end	12/23/2021
2021	101	FV	237,800	3000	5,962.	419,200	660,000		Year End Roll	12/10/2020
2020	101	FV	237,900	3000	5,962.	419,200	660,100	660,100	Year End Roll	12/18/2019
2019	101	FV	215,900	3100	5,962.	419,200	638,200	638,200	Year End Roll	1/3/2019
2018	101	FV	215,400	3100	5,962.	371,300	589,800	589,800	Year End Roll	12/20/2017
2017	101	FV	215,400	3100	5,962.	311,400	529,900	529,900	Year End Roll	1/3/2017
2016	101	FV	357,700	3100	5,962.	311,400	672,200	672,200	Year End	1/4/2016
2015	101	FV	338,800	3100	5,962.	269,500	611,400	611,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:52:32

LAST REV

Date	Time
05/03/18	15:06:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11654

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOOD ROSEMARY/A	1480-71		10/30/2015		534,000	No	No		
NUCKOLLS HERBER	1397-57		3/15/2011	Estate/Div	1	No	No		
	852-69		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2016	172	Redo Kit	37,900		2/18/2016			Kitchen cabinets,

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
3/9/2016	Sales Review	PT	Paul T
1/20/2009	Measured	336	PATRIOT
11/18/1999	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.11255503
Const Adj.:	0.98000199
Adj $ / SQ:	109.031
Other Features:	81797
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373314
Depreciation:	115727
Depreciated Total:	257586

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

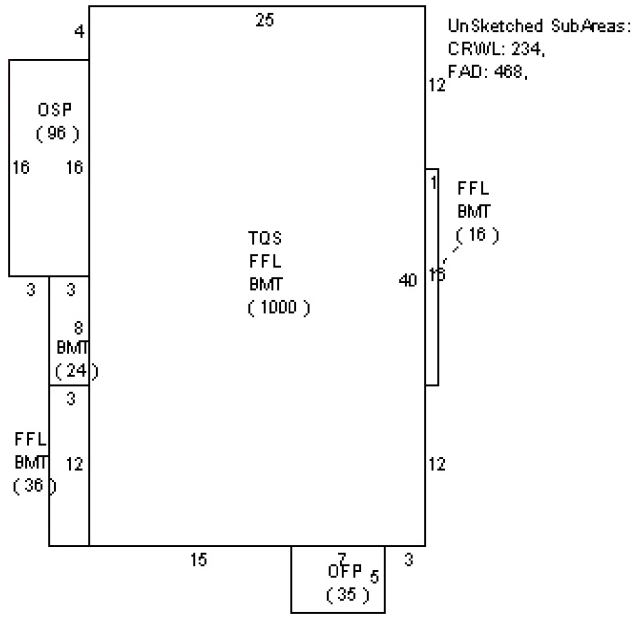
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	109.03
Special Features:	0	Val/Su Net:	69.42
Final Total:	257600	Val/Su SzAd	113.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,076	32.710	35,195
FFL	First Floor	1,052	109.030	114,700
TQS	3/4 Story	750	109.030	81,773
FAD	Addition	468	109.030	51,026
CRWL	Crawl Space	234	16.350	3,827
OSP	Screen Porch	96	36.320	3,486
OFP	Open Porch	35	43.120	1,509
	Net Sketched Area:	3,711	Total:	291,516
Size Ad	2270	Gross Area	3961	FinArea 2270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	24X11	G	VG	2003	12.23	T	6.4	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000

PARCEL ID

149.0-0004-0008.0

IMAGE

AssessPro Patriot Properties, Inc